

18-81

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2                   A RESOLUTION FINDING, DETERMINING  
3                   AND RATIFYING AN INDUCEMENT RESOLUTION  
4                   OF THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION  
5                   AUTHORIZING THE ISSUANCE AND SALE OF  
6                   \$100,000.00 ECONOMIC REVENUE BONDS OF THE  
7                   CITY OF FORT WAYNE, INDIANA,  
8                   FOR THE PURPOSE OF INDUCING THE APPLICANT,  
9                   (CSC REALTY, PROJECT)  
10                  TO PROCEED WITH THE ACQUISITION,  
11                  CONSTRUCTION AND EQUIPPING OF THE PROJECT.

7

8                  WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer")  
9                  is authorized by I.C. §18-6-4.5 (the "Act") to issue revenue  
10                 bonds for the financing of economic development facilities,  
11                 the funds from said financing to be used for the acquisition,  
12                 construction and equipping of said facilities, and said faci-  
13                 lities to be either sold or leased to another person or dir-  
14                 ectly owned by another person; and

14

15                  WHEREAS, CSC REALTY (the "Applicant") has advised the  
16                 Fort Wayne Economic Development Commission and the Issuer  
17                 that it proposes that the Issuer sell or lease economic  
18                 development facilities to the Applicant or loan proceeds of  
19                 an economic development financing to the Applicant for the  
20                 same purpose, said economic development facility to be the  
21                 completion of the construction of a two-story office building  
22                 for purposes of acquiring additional space and employment of  
23                 additional persons, located at 3737 Lake Avenue, Fort Wayne,  
24                 Allen County, Indiana (the "Project"), which is already under  
25                 construction as an economic development facility pursuant to  
26                 prior action by this Council, the Issuer and the Fort Wayne  
27                 Economic Development Commission; and

27

28                  WHEREAS, the diversification of industry and an increase  
29                 of approximately 3-5 job opportunities immediately, with an  
30                 approximate annual payroll of \$50,000.00, and an increase of  
31                 7-10 job opportunities within three years, with an approximate  
32                 annual payroll of \$100,000.00, which result will be of public  
                   benefit to the health, safety and general welfare of the Issuer  
                   and its citizens; and

1           WHEREAS, having received the advice of the Fort Wayne  
2           Economic Development Commission, it appears to this Council  
3           that the financing of the Project would be of public benefit  
4           to the health, safety and general welfare of the Issuer and  
5           its citizens; and

6           WHEREAS, the acquisition and construction of the facility  
7           will not have an adverse effect on any similar facility al-  
8           ready constructed or operating in or about Fort Wayne,  
9           Indiana.

10          NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
11          THE CITY OF FORT WAYNE, INDIANA:

12          SECTION 1. The Common Council finds, determines, rati-  
13          fies and confirms that the promotion of diversification of  
14          economic development and job opportunities in and near Fort  
15          Wayne, Indiana and in Allen County, is desirable to pre-  
16          serve the health, safety and general welfare of the citi-  
17          zens of the Issuer; and that it is in the public interest  
18          the Fort Wayne Economic Development Commission and said  
19          Issuer take such action as it lawfully may to encourage  
20          diversification of industry and promotion of job oppor-  
21          tunities in and near said Issuer.

22          SECTION 2. The Common Council further finds, determines,  
23          ratifies and confirms that the issuance and sale of revenue  
24          bonds under the Act in an amount not to exceed \$100,000.00  
25          of the Issuer for the acquisition, construction and equipping  
26          of the Project and the sale or leasing of the Project to the  
27          Applicant for such purposes will serve the public purpose  
28          referred to above, in accordance with the Act.

29          SECTION 3. In order to induce the Applicant to proceed  
30          with the acquisition, construction and equipping of the Pro-  
31          ject, the Common Council hereby finds, determines, ratifies  
32          and confirms that (i) it will take or cause to be taken such  
              actions pursuant to the Act as may be required to implement

1 the aforesaid financing, or as it may deem appropriate in  
2 pursuance thereof, provided that all of the foregoing shall  
3 be mutually acceptable to the Issuer and the Applicant; and  
4 (ii) it will adopt such ordinances and resolutions and auth-  
5 orize the execution and delivery of such instruments and the  
6 taking of such action as may be necessary and advisable for  
7 the authorization, issuance and sale of said economic develop-  
8 ment bonds.

9 SECTION 4. All costs of the Project incurred after the  
10 passage of this Inducement Resolution, including reimburse-  
11 ment or repayment of the Applicant of monies expended by the  
12 Applicant for planning, engineering, interest paid during  
13 construction, underwriting expenses, attorney and bond counsel  
14 fees, acquisition, construction and equipping of the Project  
15 will be permitted to be included as part of the bond issue  
16 to finance said Project, and the Issuer will thereafter either  
17 sell or lease the same to the Applicant or loan the proceeds  
18 of such financing to the Applicant for the same purposes.

19   
20 COUNCILMAN  
21

22 APPROVED AS TO FORM AND LEGALITY

23   
24 David B. Keller, Attorney for  
25 the Fort Wayne Economic Development  
26 Commission  
27

28 Dated this 23rd day of June, 1981.  
29  
30  
31  
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Read the first time in full and on motion by J. Schmidt,  
seconded by Stier, and duly adopted, read the second time  
by title and referred to the Committee Genoese (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,  
Indiana, on 19, the 19 day of July, at 6:00 o'clock M., E.S.T.

DATE: 6-23-81

Charles W. Westerman  
CHARLES W. WESTERMAN  
CITY CLERK

Read the third time in full and on motion by J. Schmidt,  
seconded by Stier, and duly adopted, placed on its  
passage. PASSED (LOSED) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>				
<u>BURNS</u>	<u>X</u>				
<u>EISBART</u>	<u>X</u>				
<u>GiaQUINTA</u>	<u>X</u>				
<u>NUCKOLS</u>	<u>X</u>				
<u>SCHMIDT, D.</u>	<u>X</u>				
<u>SCHMIDT, V.</u>	<u>X</u>				
<u>SCHOMBURG</u>	<u>X</u>				
<u>STIER</u>	<u>X</u>				
<u>TALARICO</u>	<u>X</u>				

DATE: 7-14-81

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)  
(APPROPRIATION) ORDINANCE (RESOLUTION) No. Q-48-81  
on the 14th day of July, 1981.

Charles W. Westerman ATTEST:  
CHARLES W. WESTERMAN - CITY CLERK

(SEAL) John Nuckols  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 15th day of July, 1981, at the hour of  
11:30 o'clock A. M., E.S.T.

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 20th day of July,  
1981, at the hour of 11 o'clock A.M., E.S.T.

Winfield C. Moses, Jr.  
WINFIELD C. MOSES, JR.  
MAYOR

BILL NO. R-81-06-32

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON Finance TO WHOM WAS REFERRED AN  
ORDINANCE A RESOLUTION FINDING, DETERMINING AND RATIFYING AN INDUCEMENT  
RESOLUTION OF THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION AUTHORIZING  
THE ISSUANCE AND SALE OF \$100,000.00 ECONOMIC REVENUE BONDS OF THE CITY  
OF FORT WAYNE, INDIANA, FOR THE PURPOSE OF INDUCING THE APPLICANT,  
(CSC REALTY, PROJECT) TO PROCEED WITH THE ACQUISITION, CONSTRUCTION  
AND EQUIPPING OF THE PROJECT

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE 119 PASS.

VIVIAN G. SCHMIDT, CHAIRMAN

*Vivian G. Schmidt*

*Janet*

JAMES S. STIER, VICE CHAIRMAN

*Mark E. GiaQuinta*

MARK E. GIAQUINTA

*Paul M. Burns*

PAUL M. BURNS

*Roy J. Schomburg*

ROY J. SCHOMBURG

7-14-81 CONCURRED IN  
DATE CHARLES W. WESTERMAN, CITY CLERK

INDUCEMENT RESOLUTION OF  
FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION  
ON APPLICATION OF  
CSC REALTY PROJECT

WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer") is authorized by Indiana Code §18-6-4.5 (the "Act") to issue revenue bonds for the financing of economic development facilities, the funds from said financing to be used for the acquisition, construction and equipping of said facilities, and said facilities to be either sold or leased to the user or developer; and

WHEREAS, CSC REALTY (the "Applicant"), has filed its Application with the Fort Wayne Economic Development Commission (the "Commission"); and

WHEREAS, Applicant has advised the Commission that it proposes that the Issuer issue economic development revenue bonds and that the proceeds thereof (1) either be used by the Issuer to acquire, construct and equip an economic development facility and sell or lease the same to the Applicant; or (2) that such proceeds be loaned to the Applicant for the same purposes; and

WHEREAS, the economic development facility is the construction of a new office building for purposes of acquiring additional space and employment of additional persons, located at 2314 Lake Avenue, Fort Wayne, Allen County, Indiana, (the "Project"); and

WHEREAS, the diversification of industry and increase of job opportunities to be achieved by the completion of the Project will be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, it would appear that the financing of the Project would be of public benefit to the health, safety and general welfare of the Issuer and its citizens or the citizens of Allen County, Indiana; and

WHEREAS, the acquisition, constructing and equipping of the facility will not have an adverse competitive effect on any similar facility already constructed or operating in Allen County, Indiana.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION AS FOLLOWS:

1. The Commission hereby finds and determines that the promotion of diversification of economic development and job opportunities in Fort Wayne, Indiana, is desirable to preserve the health, safety and general welfare of the citizens of the Issuer, and that it is in the public interest that the Commission and the Issuer take such action as they lawfully may to encourage economic development, diversification of industry and promotion of job opportunities in and near the Issuer.

2. The Commission hereby finds and determines that the issuance and sale of economic development revenue bonds of the Issuer in an amount of approximately \$100,000 for the acquisition, construction and equipping of the Project and the sale or leasing of the Project to the Applicant or the loan of the proceeds of the revenue bonds to the Applicant, will serve the public purposes referred to above, in accordance with the Act.

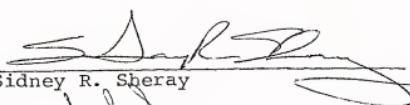
3. In order to induce the Applicant to proceed with the acquisition, construction and equipping of the Project, the Commission hereby finds and determines that (i) it will take of cause to be taken such actions pursuant to the Act as may be required to implement the aforesaid financing or as it may deem appropriate to said end; provided that all of the foregoing shall be mutually acceptable to the Issuer and the Applicant; and (ii) it will adopt such resolutions and authorize the execution and delivery of such instruments and

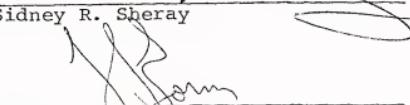
the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development revenue bonds.

4. All costs of the Project which may be financed under the Act will be permitted to be included as part of the bond issue to finance the Project, and the Issuer will sell or lease the Project to the Applicant or loan the proceeds from the sale of the bonds to the Applicant for the same purposes.

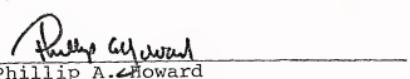
ADOPTED this 18th day of June, 1981.

FORT WAYNE ECONOMIC DEVELOPMENT  
COMMISSION

  
\_\_\_\_\_  
Sidney R. Sheray

  
\_\_\_\_\_  
Timothy Boone

\_\_\_\_\_  
Charles M. Henry

  
\_\_\_\_\_  
Phillip A. Howard

REPORT OF THE FORT WAYNE ECONOMIC DEVELOPMENT  
COMMISSION CONCERNING THE PROPOSED FINANCING  
OF ECONOMIC DEVELOPMENT FACILITIES FOR  
CSC Realty

Having been furnished certain data by the above applicant, and having had discussions with representatives of said applicant, the Fort Wayne Economic Development Commission now submits the following report pursuant to Indiana Code 18-6-4-5-16.

#### Description of Proposed Facilities

Two story office building to be located at 3737 Lake Avenue within the city limits of Fort Wayne in Allen County Indiana.

#### Estimate of Public Services Required

All public services, including water and sewage, now exist. No public facilities will be made necessary on account of the proposed facilities.

### Total Project Cost

The total project cost for the purchase, construction and equipping of the facilities is estimated to be \$100,000.00, including costs of issuance of the economic development revenue bonds.

#### Number of Jobs and Estimated Payroll

### Adverse Competitive Effect

The construction of the facilities will not have an adverse competitive effect on any similar facilities already constructed or operating in or near Fort Wayne, Indiana.

Dated this 18 day of June, 1981.

Sidney Sheray

Timothy Borne

Charles Henry

Phil Howard

Patricia J. Jaworski

DIGEST SHEET

Q-81-06-32

TITLE OF ORDINANCE: Inducement Resolution for an Issue of \$100,000.00DEPARTMENT REQUESTING ORDINANCE: Economic Development CommissionSYNOPSIS OF ORDINANCE: The completion of the construction of a new office building for purposes of acquiring additional space and employment of additional persons, located at 2314 Lake Avenue, Fort Wayne, Indiana.EFFECT OF PASSAGE: The completion of the construction of a new office building for purposes of acquiring space and employment of additional persons.EFFECT OF NON-PASSAGE: None of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): None

ASSIGNED TO COMMITTEE (PRESIDENT): \_\_\_\_\_